

## **Minutes of Planning Commission Meeting October 15, 2007**

### **Roll Call: 7:09 pm**

Planning Commissioners present were Chair Fitzhugh, Supplee, Nicosia, and Jeffrey. Michele Braun was present as Clerk; Kathleen Lott was also present.

### **Approval of Minutes**

Jeffrey moved to approve the minutes of Meeting 07-08, August 20, 2007. Nicosia seconded the motion. **The motion passed 4-0-0.**

Jeffrey moved to approve the minutes of Meeting 07-09, September 17, 2007. Fitzhugh seconded the motion. **The motion failed to pass 2-0-2.**

### **Site Plan Review**

The Vermont State Housing Authority applied for Site Plan Approval to place a 10x30 steel shed to be used to store landscaping tools and materials on their property at 99 Dogwood Glen Drive. Nicosia moved to approve the request; Jeffrey seconded the motion. **The motion passed 4-0-0.**

### **Sign Permits**

Kerin's Signs applied for a sign permit for Bond Auto Parts at 57 N Main St. Jeffrey moved to approve the request; Fitzhugh seconded the motion. Jeffrey moved to amend the motion to add the following condition: the signs may only be illuminated during business hours; Supplee seconded the motion. **The motion, as amended, passed 4-0-0.**

Alaa Fahoum applied for a sign permit for Northfield Elite Dental at 294 S Main St. Jeffrey moved to approve the request; Fitzhugh seconded the motion. Jeffrey moved to amend the motion to add the following conditions: the size of the sign is not to exceed seven feet in height or six feet in width, including the posts for mounting it; it must be internally illuminated only; and it may only be illuminated during business hours. Supplee seconded the motion. **The motion, as amended, passed 4-0-0.**

Hurricane Auto, Inc, applied for a sign permit for their business at 535 VT Rte 12, Northfield Falls. Jeffrey moved to approve the request; Nicosia seconded the motion. **The motion passed 4-0-0.**

Cabot Hosiery Mills applied for a sign permit for a banner over Main Street to advertise their annual sock sale. Jeffrey moved to approve the request pending receipt from the applicant of proof that the sock sale is "a campaign, drive, or event of a civic, philanthropic, education, or religious organization" according to Northfield Zoning Regulations (411.2); Nicosia seconded the motion. **The motion passed 4-0-0.**

### **Subdivisions**

The Planning Commission considered the packet presented to them by the attorneys for the Lefcourts, regarding the Lefcourts' subdivision permit application. Their view was that the material presented did not constitute a subdivision request for 2, 25-acre lots, and they referred the applicants to their decision at the August 20 meeting, in which they required that the Lefcourts submit a plat suitable for recording, showing both parcels with adequate frontage or permanent easement. **No action was taken.**

### **Other Business**

- Commissioner Supplee reported on the recent CVRPC meeting he attended. There was a presentation by Chris Walsh on pending state legislation regarding "Community neighborhoods". There was another presentation by Millie Archer on

Effective Riparian Buffers. Reps received a publication called the Central Vermont Community Profile, which Supplee observed included errors regarding Northfield community data.

- Revisions to the Zoning Regulations were also discussed.

### **Next Regular Meeting**

November 19, 2007

### **Adjournment: 9:20 pm**

A motion to adjourn was made by Jeffrey and seconded by Supplee. **The motion passed 4-0-0.**

Michele Braun  
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.